

## **CITY OF GLENDALE**

### **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT the City of Glendale Planning Commission will hold a public hearing on August 4, 2016, at 6:00 p.m. in the Glendale Council Chambers Building, 5850 West Glendale Avenue, Glendale, Arizona, to hear the following:

**CUP16-02:** A request by Archicon Architecture & Interiors for Conditional Use Permit approval for Bush's Chicken, a convenience use consisting of a 2,992 square foot freestanding building with three drive thru lanes. The site is located on the northwest corner of 73<sup>rd</sup> Avenue and Bell Road (7322 West Bell Road) and is located in the Sahuaro District. Staff Contact: Jon Froke, AICP, Planning Director.

**CUP16-07:** A request by Brelby Theater Company for Conditional Use Permit approval to operate a mixed-use performing arts center, which will consist of high quality performances, artistic endeavors, community enrichment, and education on a property in the Catlin Court PAD (Planned Area Development). The site is located northeast of the northeast corner of 59<sup>th</sup> and Glendale Avenues (7154 North 58<sup>th</sup> Drive) and is in the Ocotillo District. Staff Contact: Martin Martell, Planner.

**GPA15-06:** A request by KB Home to amend the general plan from P/OS (Parks & Open Space), and OFC (Office) to Medium-High Density Residential (5-8 DU/AC) on 9.28 acres of vacant land. The site is located on the north side of Grandview Road at 73<sup>rd</sup> Avenue (7300 West Grandview Road) and is located in the Sahuaro District. Staff Contact: Jon Froke, AICP, Planning Director.

**ZON15-15:** A request by KB Home to rezone the site from A-1 (Agricultural), and C-O (Commercial Office), to R1-4 PRD (Single Residence, Planned Residential Development) on 9.28 acres of vacant land. The site is located on the north side of Grandview Road at 73<sup>rd</sup> Avenue (7300 West Grandview Road) and is located in the Sahuaro District. Staff Contact: Jon Froke, AICP, Planning Director.

**PP15-03:** A request by KB Home for Preliminary Plat approval for The Villas at Park Paseo, consisting of 50 single family lots on 9.28 acres of vacant land at a density of 6.08 DU/AC. The site is located on the north side of Grandview Road at 73<sup>rd</sup> Avenue (7300 West Grandview Road) and is located in the Sahuaro District. Staff Contact: Jon Froke, AICP, Planning Director.

**GPA16-02:** A request by Earl, Curley & Lagarde, P.C. representing Santé Partners, to amend the General Plan land use map from Medium Density Residential (3.5 to 5 du/ac) to Medium-High Density Residential (5-8 du/ac) and High Density Residential (20-30 du/ac) on a 19 acre parcel located at the southeast corner of 89<sup>th</sup> and Glendale Avenues (8847 West Glendale Avenue). The site is located in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

**ZON16-01:** A request by Earl, Curley & Lagarde P.C. representing Santé Partners, to rezone a 19 acre parcel from A-1 (Agricultural), C-O (Commercial Office) and R1-6 (Single Residence) to PAD (Planned Area Development). The proposal will allow for a

master planned development titled “Westgate Village” consisting of land uses such as a senior independent living facility with several ancillary uses and a single-family residential subdivision. The site is located at the southeast corner of 89<sup>th</sup> and Glendale Avenues (8847 West Glendale Avenue). The site is located in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

Copies of all applications, exhibits, and documents are available for public review at the Development Services Department, 5850 West Glendale Avenue, Second Floor, Glendale, Arizona, between the hours of 8:00am and 5:00pm weekdays or will be available online at <http://www.glendaleaz.com/boardsandcommissions/PlanningCommission.cfm> by 5:00pm Monday prior to the public meeting. For further information, please call the case staff contact at (623) 930-2800. Interested parties are invited to attend and participate in the public meeting.

### **FOR SPECIAL ACCOMMODATIONS**

Please contact Diana Figueroa at (623) 930-2808 or [dfigueroa@glendaleaz.com](mailto:dfigueroa@glendaleaz.com) at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

CITY OF GLENDALE  
Kevin R. Phelps  
City Manager

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